

BOARD OF APPEAL REFERRALS

May 15, 1975

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MEMORANDUM

May 15, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
 FROM: Robert T. Kenney, Director
 SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: 6/3/75

Petition Z-3314
 John E. Dooley
 101 King Street, Dorchester
 near Train Street

2½-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from one-family dwelling to two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
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Section 8-7.	A dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.5 district.	
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Section 14-2.	Lot area for additional dwelling unit is insufficient.	3000 sf	0
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Structure is presently vacant and abandoned. Proposal would eliminate a blighting influence and restore the dwelling to an occupancy compatible with this one- and two-family neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3314, brought by John E. Dooley, 101 King Street, Dorchester, for a forbidden use and a variance for a change of occupancy from a one-family dwelling to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal would eliminate a blighting influence and restore the dwelling to an occupancy compatible with this one and two-family neighborhood.



Z-3314
101 KING ST.
(DOR.)

MARY HENWAY
PLAYGROUND

Board of Appeal Referrals 5/15/75

Hearing date: 6/3/75

Petition No. Z-3315
Joseph A. Cappadona
41 Amory Street, Roxbury
near Centre Street

38,150 square feet of land - Model Cities Area - manufacturing (M-2) district.

Purpose: to change occupancy from business repair garage, office, outdoor sale, storage, display of used cars to business repair garage, office, outdoor sale, storage, display of used cars and parts, wrecking, dismantling of motor vehicles.

Violation:

Section 8-7. Wrecking and dismantling of motor vehicles is forbidden in an M-2 district.

Site abuts vacant land, commercial property, and Penn Central RR right of way. Automotive uses would be compatible with commercial-industrial nature of the immediate area. Recommend approval.

VOTED: In reference to Petition No. Z-3315, brought by Joseph A. Cappadona, 41 Amory Street, Roxbury, for a forbidden use for a change of occupancy from business repair garage, office, outdoor sale, storage, display of used cars to business repair garage, office, outdoor sale, storage, display of used cars and parts, wrecking, dismantling of motor vehicles in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Automotive uses would be compatible with the commercial-industrial nature of the immediate area.



Z-3315
41 AMORY ST.
(U.P.)

Board of Appeal Referrals 5/15/75

Hearing date: 6/3/65

Petition No. Z-3316
George Jordan
38 Wenonah Street, Roxbury
near Waumbeck Street

2½-story frame structure - residential (R-.8) district.

Purpose: to erect a one-story addition to three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	0.8	0.81
Section 20-1. Rear yard is insufficient.	40 ft.	10 ft.

Addition would be utilized as a bedroom. Floor area violation is minimal. Yard deficiency is existing and technical and would not have an adverse effect on surrounding properties. Recommend approval.

VOTED: In reference to Petition No. Z-3316, brought by George Jordan, 38 Wenonah Street, Roxbury, for two variances to erect a one-story addition to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Floor area violation is minimal. Yard deficiency is existing and technical and would not have an adverse effect on surrounding properties.



Z-3316
38 WENONAH ST.
(ROX.)

Board of Appeal Referrals 5/15/75

Hearing date: 6/3/75

Petition No. Z-3317
Concord Square Trust
George M. Dallas, Trustee
2-8 Bowdoin Street and
110 Bowdoin Avenue, Dorchester
near Washington Street

One-story masonry structure - local business (L-1) district.

Purpose: to expand existing restaurant-lounge; legalize occupancy.

Violation:

	<u>Required</u>	<u>Proposed</u>
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Section 9-1.	Extension of a nonconforming use requires Board of Appeal approval.	
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Section 23-3.	Off-street parking is insufficient.	19 spaces	0
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The use has not been disruptive to the community, and expansion would restore a vacant building to a productive occupancy. Recommend approval with parking and sign provisos.

VOTED: In reference to Petition No. Z-3317, brought by Concord Square Trust, 2-8 Bowdoin Street and 110 Bowdoin Avenue, Dorchester, for an extension of a nonconforming use and a variance to expand existing restaurant-lounge and legalize occupancy in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that the petitioner acquires or leases space to supply required off-street parking and that sign plans are submitted to the Authority for design review. The use has not been disruptive to the community, and expansion would restore a vacant building to a productive occupancy.



Z-3317
2-8 BOWDOIN ST.
110 BOWDOIN AVE.
(DOR.)

Board of Appeal Referrals 5/15/75

Hearing date: 6/10/75

Petition No. Z-3332
Nathan Miller
Suffolk University (lessee)
9-11 Beacon and 6-8 Somerset Streets,
Boston
near Tremont Street

Twelve-story structure - general business (B-8) district.

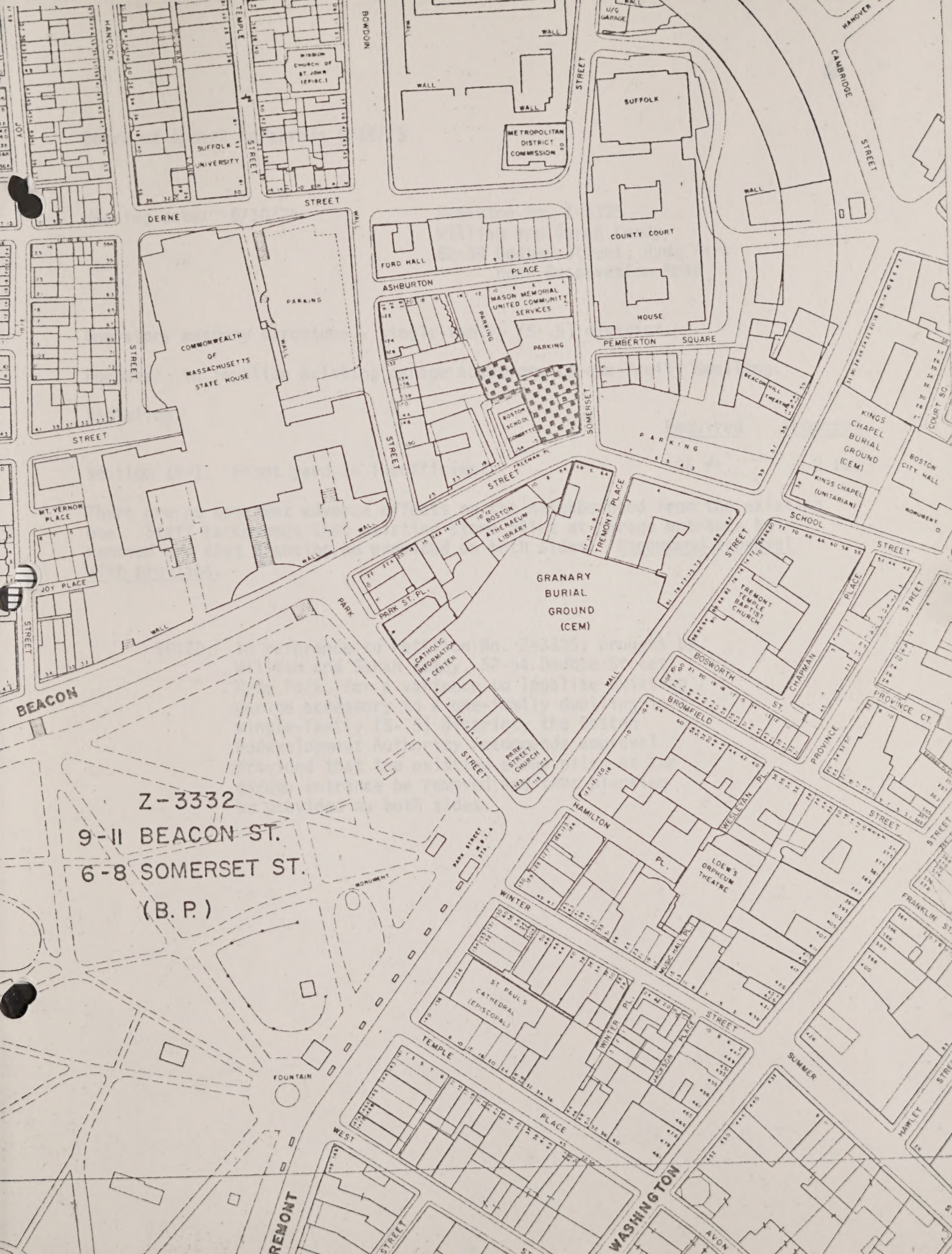
Purpose: to change occupancy from offices to offices and university classrooms.

Violation:

Section 8-7. A college or university granting degrees by authority of the Commonwealth is a conditional use in a B-8 district.

Lessee would utilize the first floor, with the exception of one store, for classroom use. Following is recommended: that Suffolk University submit an acceptable master plan, including a five-year space utilization and development plan, to the Authority; that the conditional use be limited to a period of three years. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3332, brought by Nathan Miller, 9-11 Beacon and 6-8 Somerset Streets, Boston, for a conditional use for a change of occupancy from offices to offices and university classrooms in a general business (B-8) district, the Boston Redevelopment Authority recommends approval provided that Suffolk University submits an acceptable master plan, including a five-year space utilization and development plan, to the Authority and that the conditional use be limited to a period of three years.



Z-3332

9-11 BEACON ST.

6-8 SOMERSET ST.

(B. P.)

Board of Appeal Referrals 5/15/75

Hearing date: 6/10/75

Petition No. Z-3335
William and Sarah Keady
52-54 Dedham Street, Hyde Park
near Reservation Road

One-story masonry structure - single-family (S-.5) district.

Purpose: to legalize existing garage accessory to one-family dwelling.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	25 ft.	2 ft.

There are no apparent adverse effects on the neighborhood from the existing use. Staff recommends that existing stone piles at garage entrance be removed and that planting be provided on both sides. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3335, brought by William and Sarah Keady, 52-54 Dedham Street, Hyde Park, for a variance to legalize existing garage accessory to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided that the existing stone piles at the garage entrance be removed and that planting be provided on both sides.

Z-33335
52-54 DEDHAM ST.
(H.P.)

